



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 6-30-05

Project No.: 467 - PA - 2005

Coordinator: KARA WAWWIG

Case No.: - -

Project Name: PERFORMANCE

Project Location: 9319 N. 94TH Way #200 Scottsdale, AZ 85258

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 Proposed Zoning: I-1

Number of Buildings: 1 Parcel Size:

Gross Floor Area/Total Units: Floor Area Ratio/Density:

Parking Required: Parking Provided:

Setbacks: N - S - E - W -

Description of Request:

Performance Enhancement Professionals Inc. is a full service speed, strength and conditioning complex. It is home to serious competitive athletes who desire to achieve maximum fitness levels and outstanding sporting results. The founder, Ian Danney is internationally recognized for his work in the areas of speed development and peak performance. He has worked, lectured and studied across his native country of Canada as well as across USA, Germany, France, Japan, Great Britain, Norway, Italy and Russia. PEP' clients include players from all four major professional leagues as well as summer and winter Olympians from over a dozen countries.

Training at the facility includes weight lifting, plyometrics, dynamic strength training and running exercises and drills. Approximately half of the training is composed of field work which is carried out off site. PEP has only one employee at this time. Our number of clients varies with the competitive season of various sports. This number can range from a low of 4 to a high of 14 at anyone time with an approximate number of about 20 different ones throughout a calendar year.

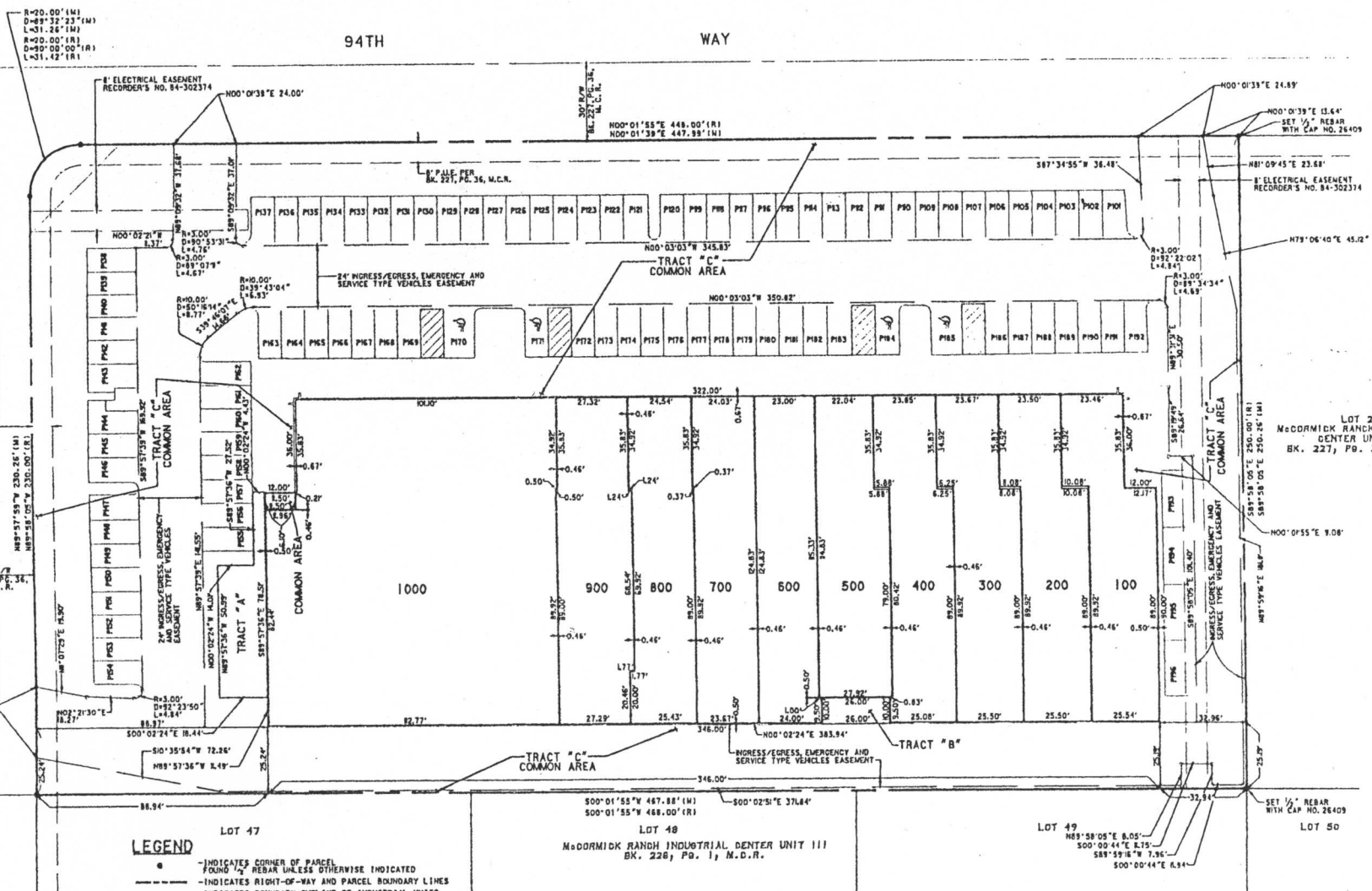
Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

DOUBLE TREE RANCH ROAD

94TH

WAY



LEGEND

- INDICATES CORNER OF PARCEL FOUND 1/2" REBAR UNLESS OTHERWISE INDICATED
- INDICATES RIGHT-OF-WAY AND PARCEL BOUNDARY LINES
- INDICATES BOUNDARY OUTLINE OF INDUSTRIAL UNITS
- INDICATES PLANE OF OUTSIDE WALL SURFACE
- INDICATES INDUSTRIAL UNIT IDENTIFICATION NUMBER
- INDICATES PARKING SPACE NUMBER
- INDICATES PUBLIC UTILITIES EASEMENT
- INDICATES RECORD
- INDICATES MEASURED
- INDICATES BOOK
- INDICATES PAGE
- INDICATES MARICOPA COUNTY RECORDS

NOTE:
COMMON AREAS AS SHOWN ARE UNSUBDIVIDED PROPERTY
SUBJECT TO USES & MAINTENANCE ACCORDING TO THE C.C.B.R.S

- DIMENSIONING NOTES:
1. ALL ANGLES OF THE BUILDING ARE 90° UNLESS OTHERWISE SPECIFIED.
 2. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINE OR RIGHT-OF-WAY.

UNITS ELEVATION SCHEDULE			
UNIT NO.	FLOOR ELEV.	OFFICE CEILING ELEV.	WAREHOUSE CEILING ELEV.
100	1352.09	1362.09	1370.09
200	1352.09	1362.09	1370.09
300	1352.09	1362.09	1370.09
400	1352.09	1362.09	1370.09
500	1352.09	1362.09	1370.09
600	1352.09	1362.09	1370.09
700	1352.09	1362.09	1370.09
800	1352.09	1362.09	1370.09
900	1352.09	1362.09	1370.09
1000	1352.09	1362.09	1370.09

AMENDED McCORMICK RANCH COMMERCE CENTER

CONDOMINIUM MAP



RICK ENGINEERING COMPANY
650 NORTH 6TH STREET
PHOENIX, ARIZONA 85006
BUS 1402151-335
FAX 1402151-325

SHEET 2 OF 2

DATE: 18-MAY-2004 PROJECT NO. 2993